



CITY OF LA HABRA

DEVELOPMENT
OPPORTUNITY SITES

115 and 201 N. HARBOR BLVD, LA HABRA, CA 90631



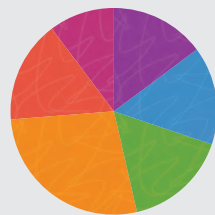
KEY FEATURES

- Signalized point corner lot of north-west corner of Harbor Blvd and La Habra Blvd
- Located at one of La Habra's busiest intersections
- High traffic count - 117,600 ADT
- Good demographics, surrounded by dense population
- Part of full city block mixed use development
- Seeking restaurant, bank, gas station, auto parts retailer, electronics or other national or regional tenants
- Tenant pads available: 19,704 SF - 79,704 SF

61.7K MEDIAN
HOUSEHOLD
INCOME

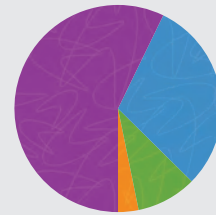
62.1K POPULATION
(and growing)

DEMOGRAPHICS



AGE

9 + under Years	15%
10-19 Years	15%
20-29 Years	16%
30-39 Years	27%
40-49 Years	16%
50 + over Years	10%



ETHNICITY

Caucasian	30.2%
Hispanic	57.2%
Asian	9.4%
African American/Other	3.2%

*(based on census data)



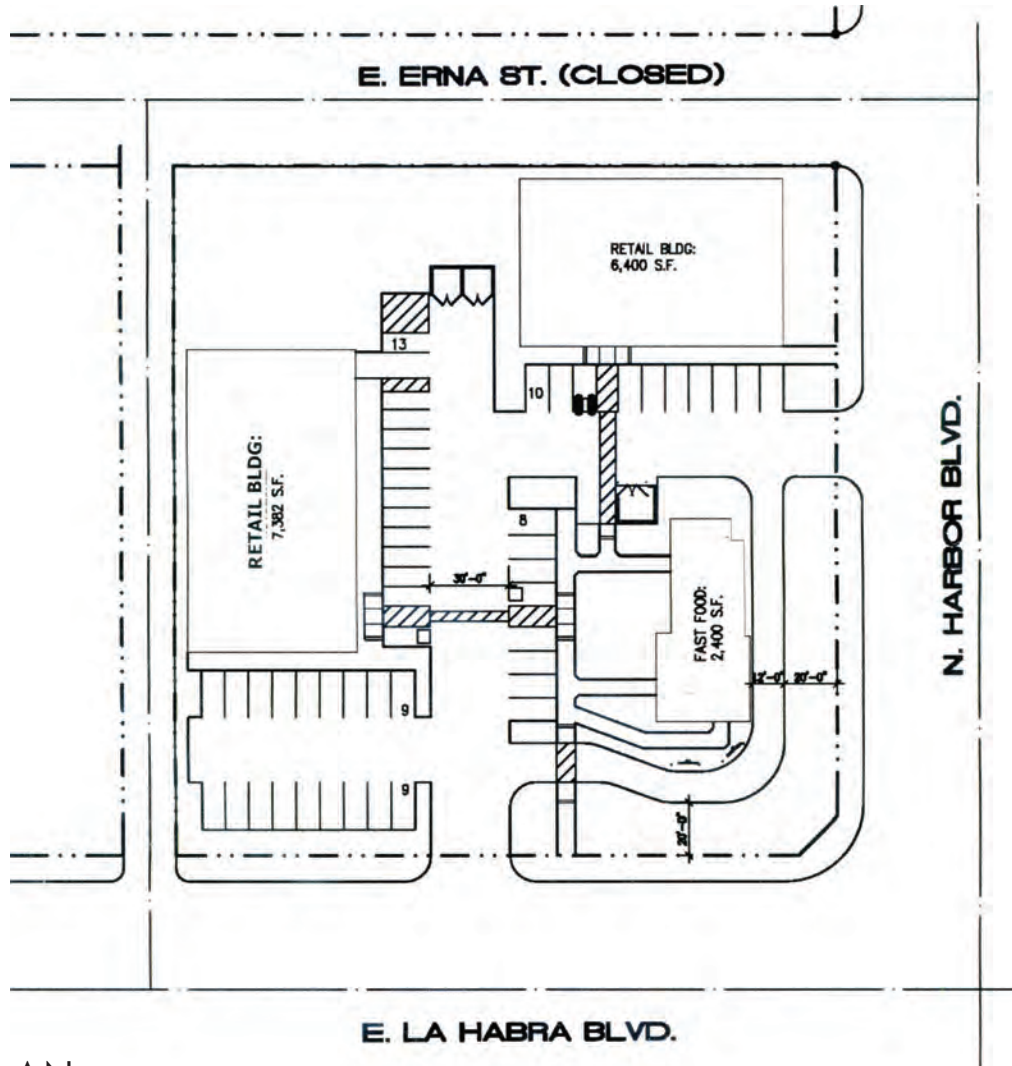
City of La Habra • 201 E. La Habra Blvd., La Habra, CA 90631-0337
tel: (562) 383-4100 • www.lahabracalifornia.gov

A CARING



EST. 19

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SITE PLAN

ADDITIONAL NOTES

The owners are currently performing a traffic study to extend the traffic signal at Village Drive into the property. The proposed site plan lot lines can be modified. For more information contact the City of La Habra or the Realty company shown below:

Jones RE - Commercial Real Estate
Greg Jones BRE# 00661121
(562) 697-3333 ext 21 • (562) 697-9999
greg@jonesRE.net • www.JonesRE.net



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